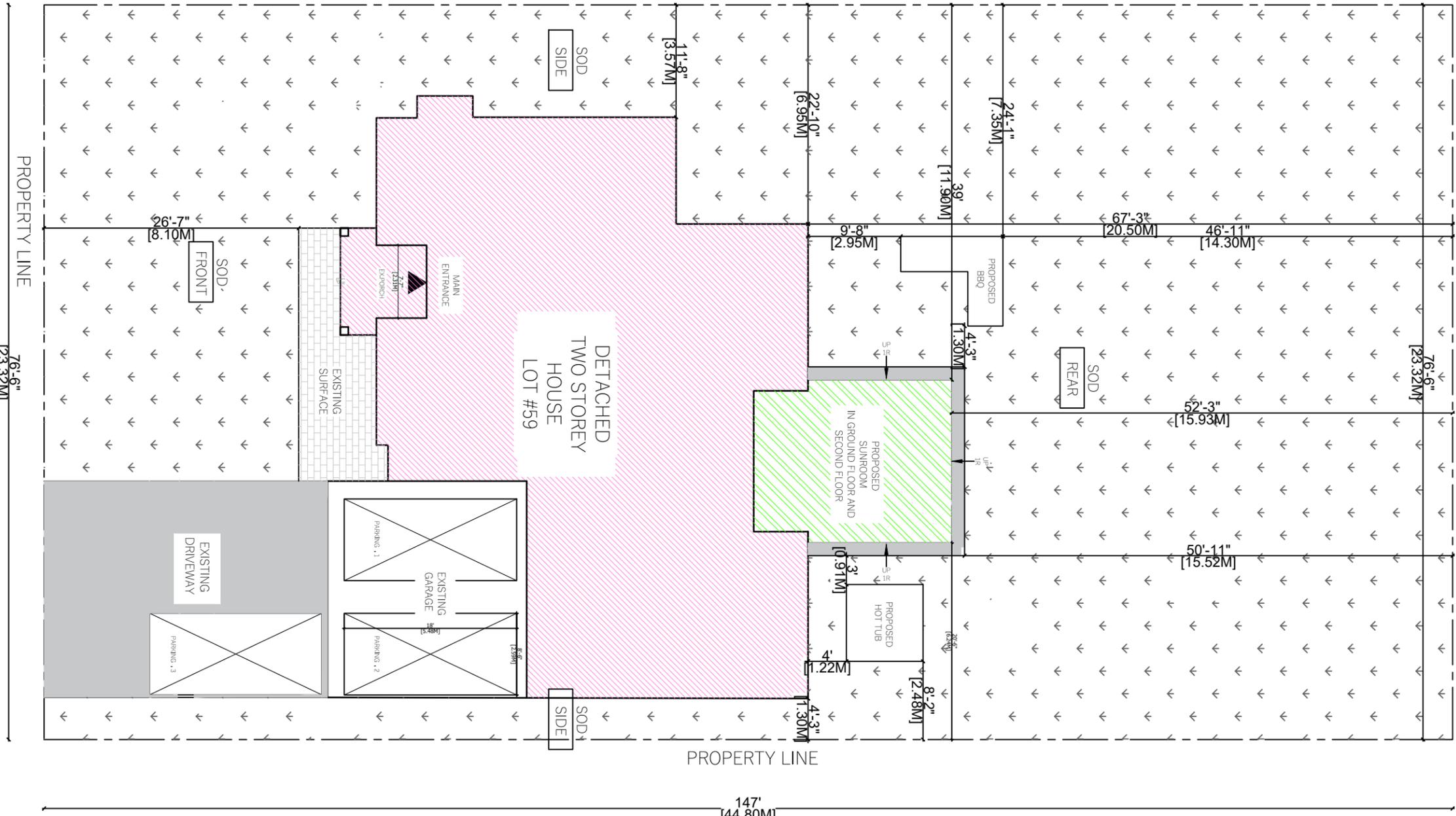


AMBER CRESCENT

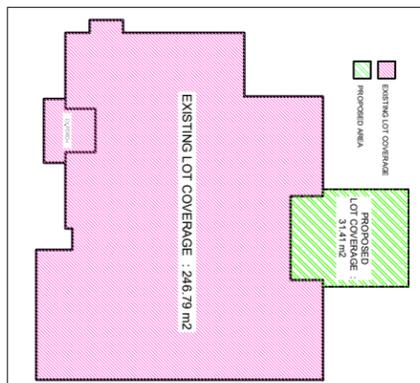
147'
[44.80M]

PROPERTY LINE



NEIGHBOR

PROPERTY LINE



147'
[44.80M]

NEIGHBOR

401 ASH ROAD,
OAKVILLE

PROPERTY LINE

76'-6"
[23.32M]

SITE STATISTICS

ADDRESS : 401 Ash Rd, Oakville, ON L6J 4P6

ZONING : RL2-0

LOT AREA	1044.68 m2
EXISTING LOT COVERAGE	246.79 m2 (23.62 %)
PROPOSED LOT COVERAGE	278.20 m2 (26.63 %)

	EXISTING		PROPOSED		TOTAL	
GROSS FLOOR AREA						
BASEMENT AREA						
MAIN FLOOR AREA	191.78	m2	31.41	m2	223.20	m2
SECOND FLOOR AREA	183.21	m2	31.41	m2	214.62	m2
TOTAL GFA (37% of the lot area permitted)	1044.68 m2 x 37% = 386.53 m2 (41.9 %)		437.82		m2	
	437.82- 386.53 = 51.29 m2					

ITIBUILDING
Permit Designer Inc.

603 Argus Rd, Suit 201
Oakville, ON
(647) 973-1733
itipermits@gmail.com
itipermits.com

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5 of Div.C, of the building code

VIVEK GUPTA 39587
Name BDN
#CURDATE
Signature Date

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.5 of Div. C, of the building code

ITIPERMIT DESIGNERS INC. 102755
Firm Name BDN

ADDRESS:
401 Ash Rd, Oakville, ON L6J 4P6

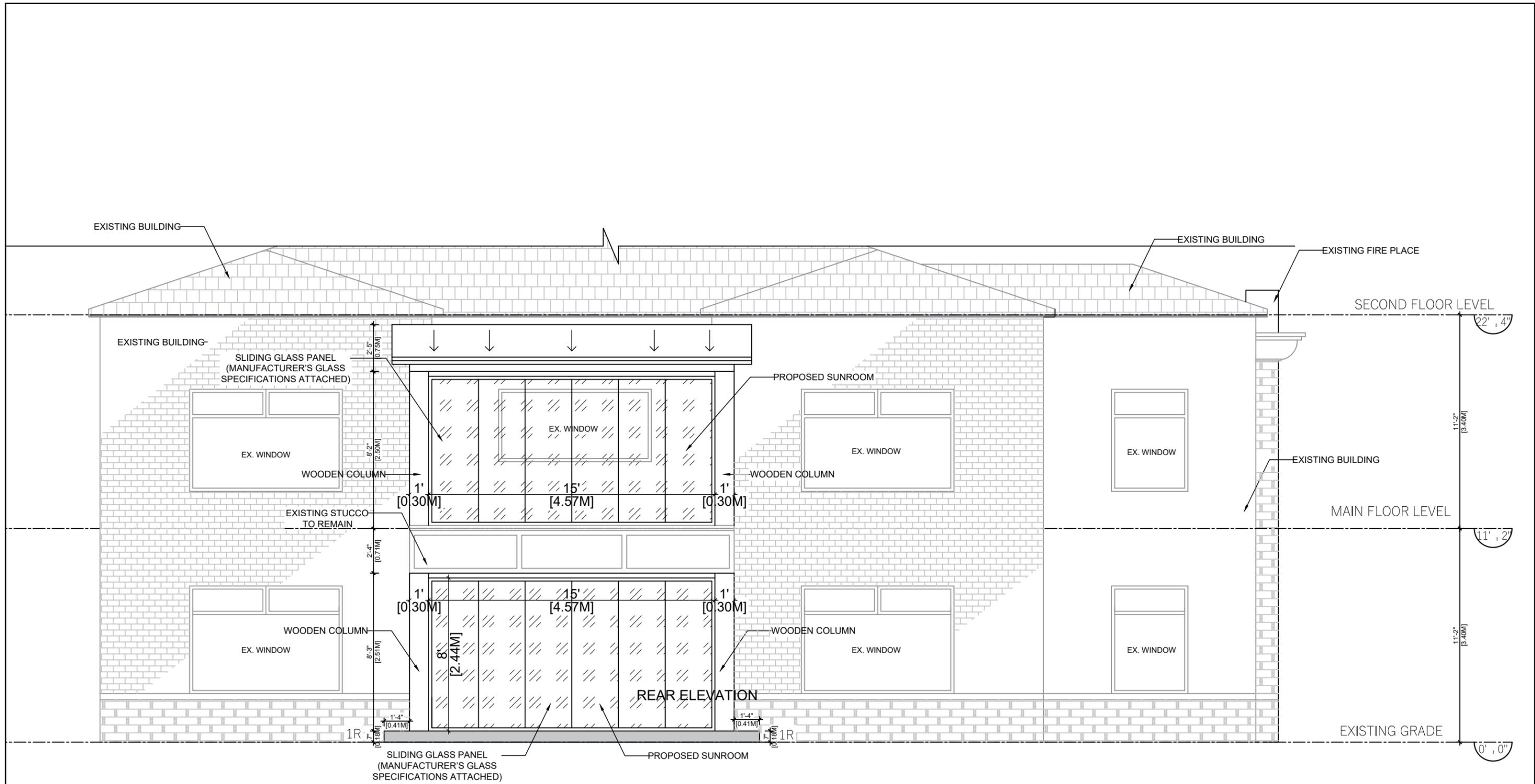
PROJECT NAME:
Proposed Sunroom, BBQ and Hot tub in back yard

DRAWN BY: BB CLIENT APPROVAL DATE: Mar 14, 2025 REV. 1 DATE: Mar 14, 2025 REV. 2 DATE:

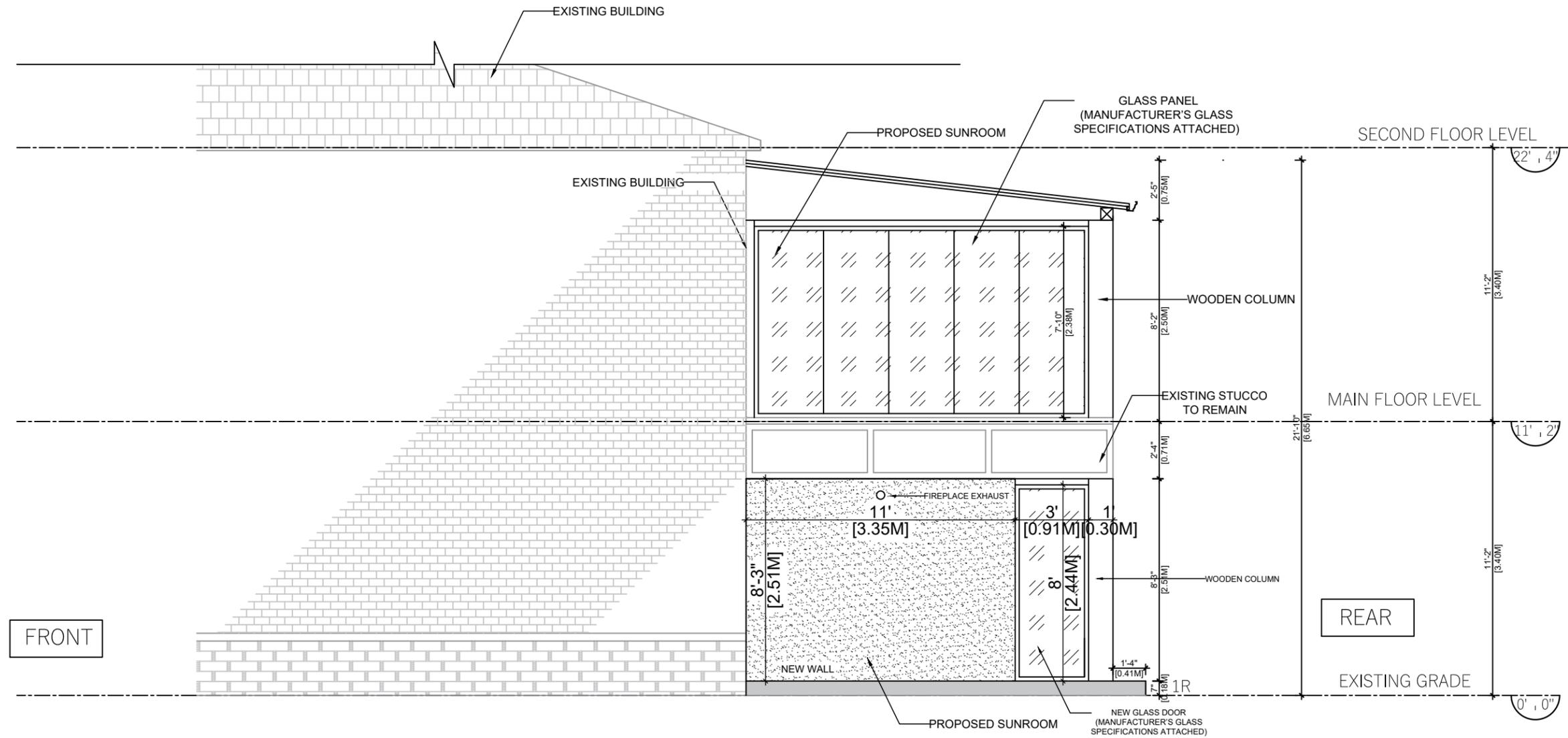
CHECKED BY: VG ORIGINAL DATE: Mar 03, 2025 REV. 3 DATE: REV. 4 DATE:

SC: 1/150 REV. 5 DATE: REV. 6 DATE:

DRAWING NAME: PROPOSED SITE PLAN DRAWING NO: A101 SHEET SIZE: 17" x 11"



 ITI BUILDING Permit Designer Inc. 603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com	ADDRESS: 401 Ash Rd, Oakville, ON L6J 4P6	
	PROJECT NAME: Proposed Sunroom, BBQ and Hot tub in back yard	
The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under 3.2.5 of Div.C, of the building code VIVEK GUPTA 39587 Name BCIN #CURDATE Signature Date	CLIENT APPROVAL DATE: ORIGINAL DATE: Mar 03, 2025	REV. 1 DATE: REV. 2 DATE: REV. 3 DATE: REV. 4 DATE: REV. 5 DATE: REV. 6 DATE:
	REGISTRATION INFORMATION Required unless design is exempt under 3.2.5 of Div. C, of the building code ITI PERMIT DESIGNERS INC. 102755 Firm Name BCIN	DRAWING NO: A107 SHEET SIZE: 17" x 11"
DRAWN BY: BB CHECKED BY: VG SC: 1/60	DRAWING NAME: REAR ELEVATION	NORTH ARROW



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Oakville, ON
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ITI BUILDING
Permit Designer Inc.

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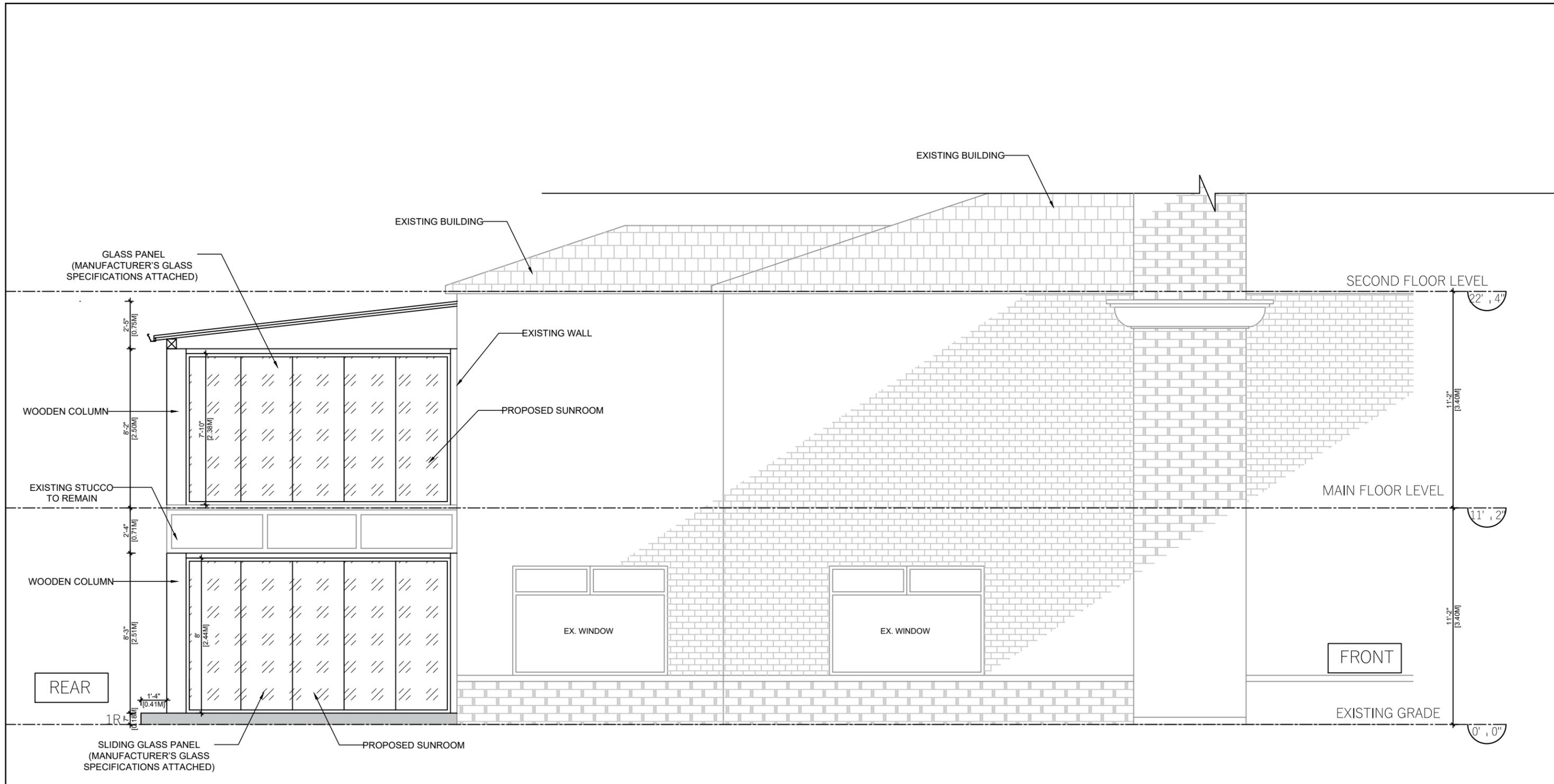
QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5 of Div.C, of the building code

VIVEK GUPTA 39587
Name BCIN
#CURDATE
Signature Date

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.5 of Div. C, of the building code

ITI PERMIT DESIGNERS INC. 102755
Firm Name BCIN

ADDRESS: 401 Ash Rd, Oakville, ON L6J 4P6	
PROJECT NAME: Proposed Sunroom, BBQ and Hot tub in back yard	
DRAWN BY: BB	CLIENT APPROVAL DATE:
CHECKED BY: VG	ORIGINAL DATE: Mar 03, 2025
SC: 1/60	
DRAWING NAME: LEFT ELEVATION	DRAWING NO: A108
SHEET SIZE: 17" x 11"	



 <p>603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com</p>	<p>ADDRESS: 401 Ash Rd, Oakville, ON L6J 4P6</p>			
	<p>PROJECT NAME: Proposed Sunroom, BBQ and Hot tub in back yard</p>			
<p>The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION Required unless design is exempt under 3.2.5 of Div.C, of the building code</p> <p>VIVEK GUPTA 39587 Name BDN #CURDATE Signature Date</p> <p>REGISTRATION INFORMATION Required unless design is exempt under 3.2.5 of Div. C, of the building code</p> <p>ITI PERMIT DESIGNERS INC. 102755 Firm Name BDN</p>	<p>DRAWN BY: BB</p>	<p>CLIENT APPROVAL DATE:</p>	<p>REV. 1 DATE:</p>	<p>REV. 2 DATE:</p>
	<p>CHECKED BY: VG</p>	<p>ORIGINAL DATE: Mar 03, 2025</p>	<p>REV. 3 DATE:</p>	<p>REV. 4 DATE:</p>
<p>SC: 1/100</p>	<p>DRAWING NAME: RIGHT ELEVATION</p>	<p>DRAWING NO: A109</p>	<p>SHEET SIZE: 17" x 11"</p>	

March 3, 2025

Committee of Adjustment
City of Oakville
Oakville, ON

Subject: Minor Variance Application Request – Lot Coverage and Gross Floor Area Adjustment for Proposed Sunrooms at 401 Ash Rd, Oakville, ON L6J 4P6

Dear Committee of Adjustment Members,

I am writing to formally submit a Minor Variance Application for the property located at 401 Ash Rd, Oakville, ON, as advised by the Building Permit Department. This request pertains to the construction of two proposed sunrooms—one on the main floor and one on the second floor.

The proposed development results in a lot coverage of 26.6%, exceeding the maximum permitted 25% under the zoning by-law by 1.6%. Additionally, the proposed gross floor area exceeds the permitted 37% of the lot area by 37.18 m². These variances are essential to accommodate the sunrooms while ensuring they integrate seamlessly with the existing structure and meet the homeowner's functional and aesthetic needs.

The Development Engineering Department has reviewed the proposal and advised that a Minor Variance Application be submitted to proceed with the approval process.

We believe that the requested variances are minor in nature and will not negatively impact neighboring properties, drainage, or the overall character of the neighborhood. The sunrooms have been designed to complement the existing property while enhancing its usability and value.

To assist in your review, we have included:

- Detailed architectural drawings with area calculations clearly demonstrating the proposed lot coverage and gross floor area.

We kindly request your consideration and approval of this Minor Variance Application to allow the project to proceed. Please do not hesitate to reach out if additional information or clarification is required.

Thank you for your time and attention to this matter. We look forward to your decision.

Sincerely,
iTi Building Permit Designer Inc.